128.0	0003	0011.B	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	940,800 / 940,800
					USE VALUE:	940,800 / 940,800
					ASSESSED:	940,800 / 940,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
23	-25	WALNUT ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SUGRUE TERESA TRUSTEE
Owner 2:	JTZ REALTY TRUST
Owner 3:	
Street 1:	281 STEARNS RD
Street 2:	
Twn/City:	MARLBOROUGH
St/Prov:	MA Cntry: Own Occ: N
Postal:	01752 Type:

PREVIOUS OWNER

Owner 1:	ZARBA TERESA A/JOSEPH A -
Owner 2:	-
Street 1:	7 PINE RIDGE RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .314 Sq. Ft. of land mainly classified as Two Family with a Multi- TnHs Building built about 1966, having primarily Clapboard Exterior and 2180 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	13672.000	359,700		581,100	940,800
Total Card	0.314	359,700		581,100	940,800
Total Parcel	0.314	359,700		581,100	940,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 431.56 | /Parcel: 431.56

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 128.0-0003-0011.B

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	359,700	0	13,672.	581,100	940,800		Year end	12/23/2021
2021	104	FV	340,400	0	13,672.	581,100	921,500		Year End Roll	12/10/2020
2020	104	FV	340,400	0	13,672.	581,100	921,500	921,500	Year End Roll	12/18/2019
2019	104	FV	313,500	0	13,672.	581,100	894,600	894,600	Year End Roll	1/3/2019
2018	104	FV	313,500	0	13,672.	514,700	828,200	828,200	Year End Roll	12/20/2017
2017	104	FV	293,500	0	13,672.	431,700	725,200	725,200	Year End Roll	1/3/2017
2016	104	FV	293,500	0	13,672.	431,700	725,200	725,200	Year End	1/4/2016
2015	104	FV	249,800	0	13,672.	373,600	623,400	623,400	Year End Roll	12/11/2014

SALES INFORMATION

TAX DISTRICT:

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ZARBA TERESA A/	54840-450		6/17/2010	Convenience	100	No	No		
CARLSON WERNER	50983-532		4/2/2008		575,000	No	No		
	12788-101		1/1/1901	Family		No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
5/14/2021	Mail Update	JO	Jenny O
3/9/2018	MEAS&NOTICE	HS	Hanne S
12/31/2008	Measured	372	PATRIOT
11/2/2000	Hearing N/C	201	PATRIOT
3/27/2000	Missed Appt.	263	PATRIOT
11/29/1999	Meas/Inspect	243	PATRIOT
1/1/1982		KM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		13672		Sq. Ft.	Site		0	70.	0.61	8									581,115						581,100	

Patriot Properties Inc.

User Acct: 83162
GIS Ref:
GIS Ref:
Insp Date: 03/09/18
!10036!

PRINT

Date	Time
12/30/21	09:59:41

LAST REV

Date	Time
05/14/21	09:12:00
jorourke	

PAT ACCT.: 10036

USER DEFINED

Prior Id # 1:	83162
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Total AC/HA:	0.31387	Total SF/SM:	13672	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	581,115	Spl Credit		Total:	581,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	14 - Multi- TnHs		
Sty Ht:	2 - 2 Story		
(Liv) Units:	2	Total:	2
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1966	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	150.00
Size Adj.:	1.15480769
Const Adj.:	1.00989902
Adj $ / SQ:	174.936
Other Features:	101500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	521259
Depreciation:	161590
Depreciated Total:	359668

COMMENTS

PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	2	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	10	BRs:	6	Baths:	2	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

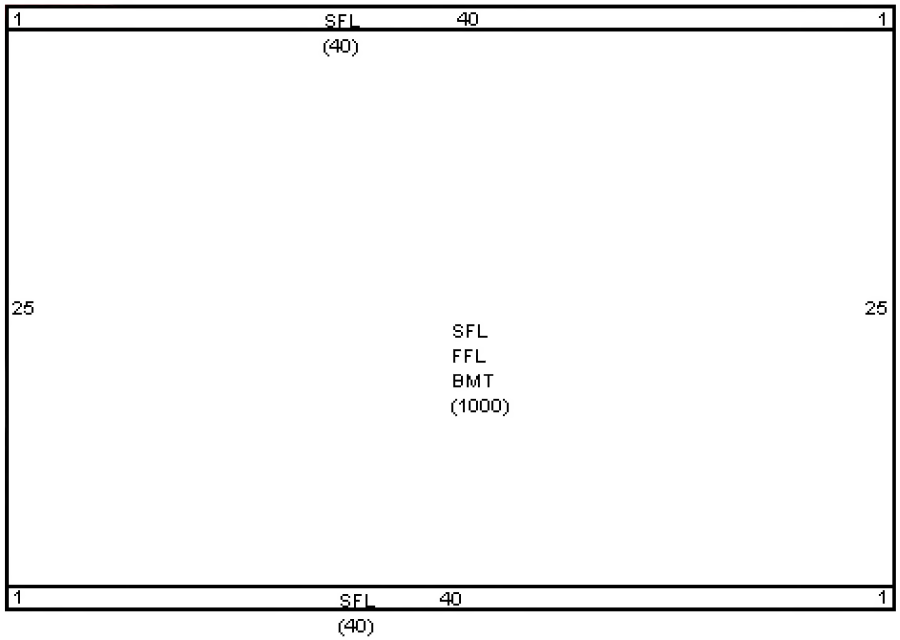
No Unit	RMS	BRS	FL
2	5	3	
Totals			
2	10	6	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	174.94
Special Features:	0	Val/Su Net:	116.79
Final Total:	359700	Val/Su SzAd	172.93

SKETCH



4

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,080	174.940	188,931
BMT	Basement	1,000	55.890	55,892
FFL	First Floor	1,000	174.940	174,936
	Net Sketched Area:	3,080	Total:	419,759
Size Ad	2080	Gross Area	3080	FinArea 2180

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	10		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

128.0-0003-0011.B

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X8	A	AV	2006	0.00	T	10.4	104						

More: N | Total Yard Items: | Total Special Featues: | Total: